

CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Planning Commission  
Public Hearing  
January 30, 2014**

Conditional Use Permit and Vesting Tentative Map Applications  
@ The Boulevard Mixed Use Project

Planning Division  
Development Services



# @ The Boulevard Mixed Use Project

- Project Setting & Description
- Need for Planning Commission Review
- Project Benefits & Issues
- Land Use, Findings & Conditions
- Recommendation



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## Project Setting

- Location
- Adjacent Uses
- Existing Office Building & Parking Garage
- Flood Control Channel/San Lorenzo Creek
- Surface Parking lot



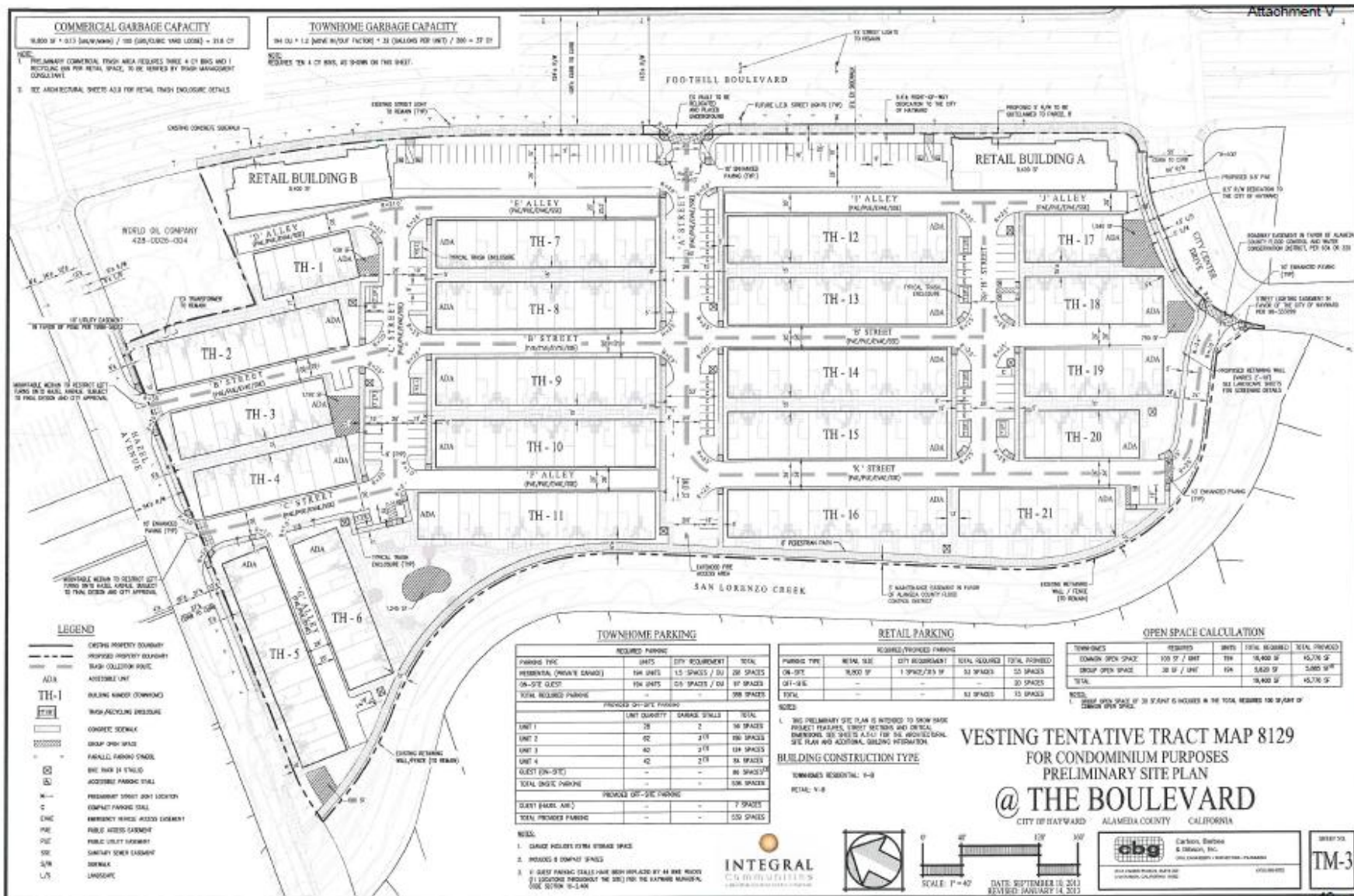
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## Project Description

- 194 Townhomes
- 16,800 square feet of commercial space in two buildings
- All existing buildings to be removed
- New Bike/Pedestrian Pathway
- Private and Group Open Space
- Vesting Tentative Tract Map
- Homeownership



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## Need for Planning Commission Review

- CC-C Zoning
- Ground Floor Residential
- Conditional Use Permit
- Retail Presence
- Neighborhood Serving
- In Keeping With Neighborhood





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## Project Benefits

- Commercial Space
- Higher Income Households
- Project Compatibility
- Open Space
- Parking
- Green Components



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## Green Enhancements of the Project

- GreenPoint Rated (“Build It Green”)
- Water Efficient Landscaping
- Use of Engineered Lumber
- Energy Star Appliances
- High Efficiency HVAC Systems
- Use of Low-Voc Paints



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## Project Issues

- Concerns Raised by the Commission
- Have They Been Addressed?
- Previous Project Issues



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## Commission Concerns

- Plan Details Added
- Roofing & Building Paint Color
- Project Amenities
- Universal Design
- Public Transportation Access
- Parking
- Added Text to Conditions
- Other?



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AR1 - Cable End Wood Faux Vent



AR3 - Wood Outlooker and Bracket Detail



AR2 - Exterior Light Fixture



C1 - Wood Rake Overhang and Outlooker



C2 - Wood 'Candle House' Style Railing and Deck



C4 - Cable End Outlooker and Faux Vent at Rake Overhang



AGRARIAN RURAL

AR5 - Steep Roofs with Flat Roof Tile Shingles, Shed Dormers, and Wood Siding



AR6 - Deep Porches with Wrapped Wood Columns, Brackets and Railing



C3 - Typical Wood Trim at Wood Siding



C5 - Wood Window Trim and Sill



C6 - Wood Headers, Posts, Low Pillars and Wood Rail

CRAFTSMAN

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**IMAGES For AGRARIAN RURAL  
And CRAFTSMAN  
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HAYWARD, CALIFORNIA**

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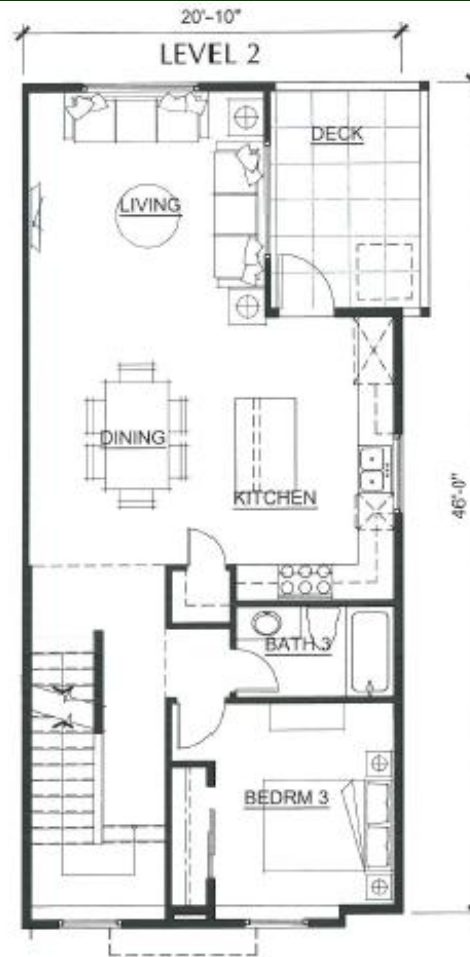
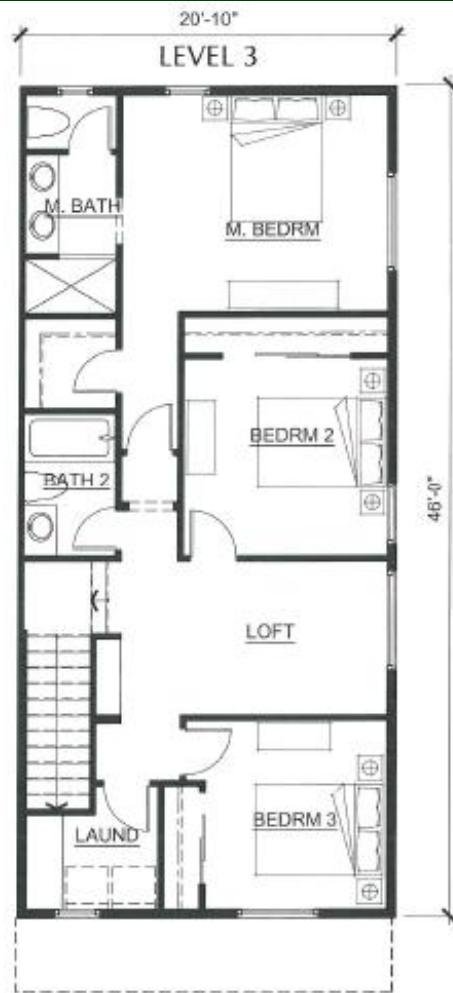
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**HAYWARD**





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**UNIT 4-ALT.**  
**4 BED, 4 BA, LIVINGSUITE - 2,295 SF**  
 GARAGE 416 SF  
 DECK 105 SF  
 PORCH 78 SF

@ **The Boulevard**  
 HAYWARD, CALIFORNIA

TOWNHOMES - ALTERNATE  
 N.T.S.

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 COMMUNITIES

11.21.13

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## Consistency with the General Plan

- City Center – Retail and Office Commercial
- Mixed-use development encouraged
- Promote pedestrian oriented development
- Integrated living, working & shopping area



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## Zoning

- Purpose of CC-C District
- Allows for Ground Floor Residential with a Conditional Use Permit



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## CEQA

- Initial Study
- Mitigation Measures

Air Quality Standards for Construction Equipment

Geotechnical Evaluation

Expansive Soils

Acoustical Analysis

- Comment Period
- Comments Received



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## Traffic & Circulation

- Traffic Impact Analysis
- Thresholds of Significance & Level of Service
- LOS & Adjacent Intersections
- Adaptive Signal System
- Residents Riding Busses & BART
- Shopping Locally





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## Findings

- Section 10-1.3225
- Subdivision Map Act
- Consistency
- Physically Suitable
- Design
- Other



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## Minor Amendments to the Conditions

- Condition No. 5
- Condition No. 16
- Condition No. 19
- Condition No. 35 (d)
- Condition No. 64 (o)
- All Others

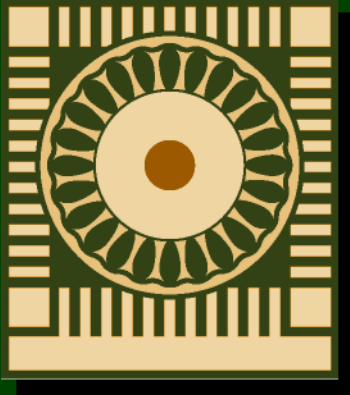


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## Staff Recommendation

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- Approve Conditional Use Permit Application No. PL-2012-0068 and Vesting Tentative Tract Map Application No. PL-2013-0070, subject to the recommended Findings and Conditions of Approval contained in the staff report.





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